



LOCATION MAP
SCALE: 1" = 1,000'

STATE OF TEXAS
COUNTY OF NUECES

WE, MANDEL FAMILY HOMES, LLC, HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2025.

BRIAN MANDEL

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRIAN MANDEL

THIS THE _____ DAY OF _____ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, JAMES D. CARR, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR J. CARR LAND SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE _____ DAY OF _____ 2025.

JAMES D. CARR, R.P.L.S.

TEXAS LICENSE NO. 6458
J.CARR LAND SURVEYING
TBPELS FIRM NO. 10194750
361-248-1850
INFO@CARRLANDSURVEY.COM

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE _____ DAY OF _____ 2025.

CYNTHIA SALAZAR-GARZA
VICE CHAIRMAN

MICHAEL DICE
SECRETARY

FINAL PLAT OF HERITAGE CROSSING P.U.D.

BEING A REPLAT OF BLOCK 1, LOT 66, HERITAGE CROSSING ESTATES UNIT 1 AS RECORDED IN VOLUME 68, PAGE 905, MAP RECORDS OF NUECES COUNTY, TEXAS

LEGEND

- 1/2 INCH IRON ROD SET W/ BLUE PLASTIC CAP "JCARR 6458"
- 1/2 INCH IRON ROD SET W/ BLUE PLASTIC CAP "JCARR 6458" (START/END OF CURVE)
- 5/8 INCH IRON ROD FOUND



SURVEYOR'S NOTES:

- THE TOTAL AREA TO BE PLATTED CONTAINS 6.51 ACRES OF LAND.
- A 1/2" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- GRID COORDINATES, BEARINGS, AND/OR DISTANCES SHOWN HEREON ARE HORIZONTALLY REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS LOCATED IN ZONE 'X' PER FEMA FIRM MAP NUMBERS 48355C0520G & 48355C0540G EFFECTIVE 10/13/2022.

GENERAL NOTES:

- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE OSO CREEK AS "CONTACT RECREATION" USE.
- DEVELOPMENT WITHIN THE PLATTED AREA SHALL ADHERE TO THE STANDARDS OUTLINED IN THE GOVERNING PLANNED UNIT DEVELOPMENT (PUD) AS ADOPTED BY CITY COUNCIL UNDER ORDINANCE 033586 ON 02/18/2025.
- DEVELOPMENT STANDARDS NOT EXPLICITLY ADDRESSED IN THE GOVERNING PUD SHALL COMPLY WITH THOSE OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
- PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC. DURING DEVELOPMENT OF THE PROPERTY, ANY INCREASE IN RUN-OFF MUST BE MITIGATED IN ACCORDANCE WITH CITY CODES AND ORDINANCES.

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

THIS THE _____ DAY OF _____ 2025.

BRIA WHITMIRE, PE, CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

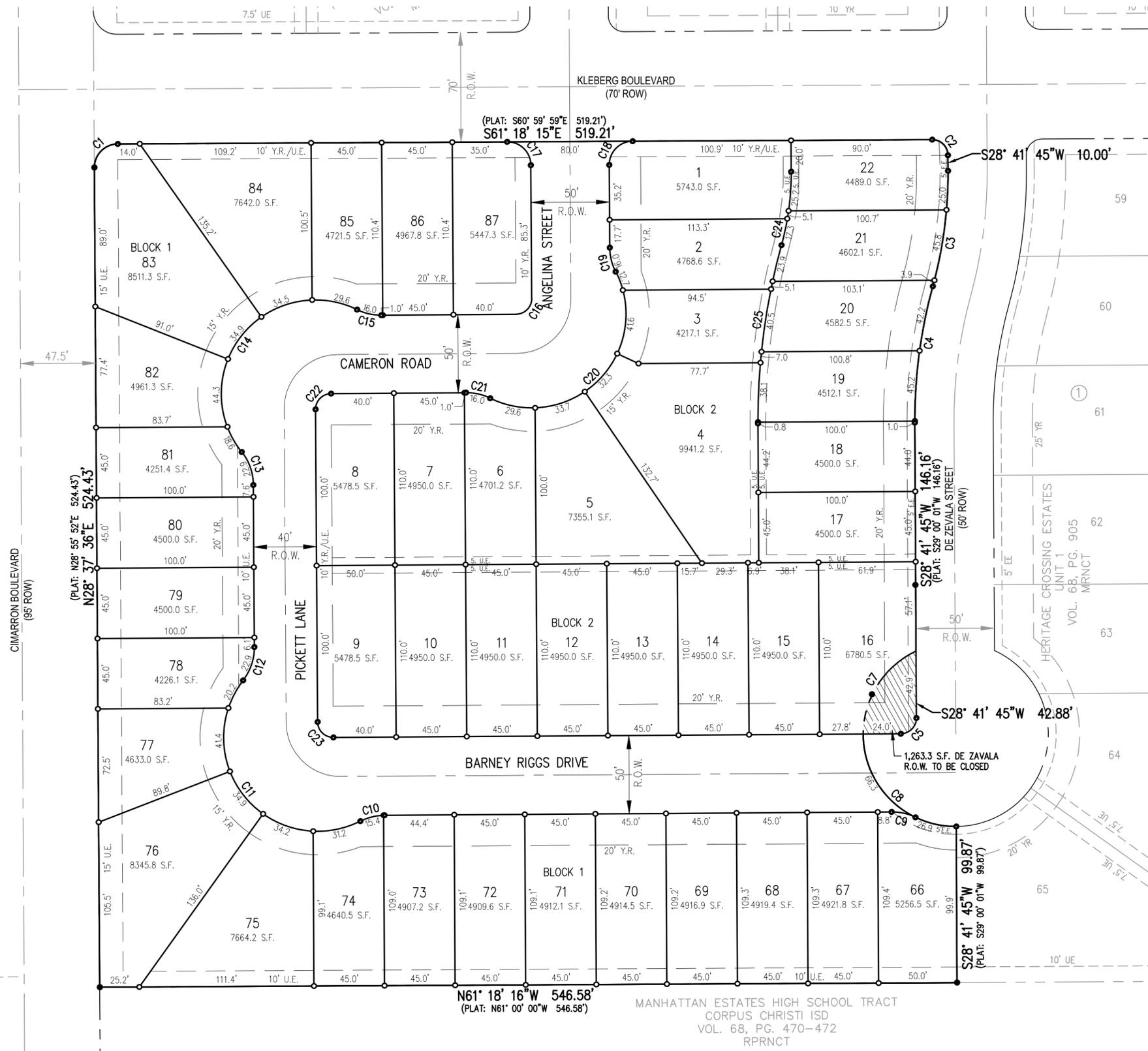
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____ 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ 2025, AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____ 2025, AT _____ O'CLOCK _____ M., IN VOLUME _____ PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.

_____, 2025

BY: _____ DEPUTY



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.58	15.00	90.07	S73° 39' 40"W	21.23
C2	15.71	10.00	90.01	N16° 17' 54"W	14.14
C3	74.70	275.00	15.56	N36° 28' 39"E	74.47
C4	88.28	325.00	15.56	S36° 28' 40"W	88.01
C5	15.70	10.00	89.93	N73° 39' 40"E	14.13

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	66.31	59.00	64.40	S61° 23' 58"W	62.88
C8	93.17	59.00	90.48	S16° 02' 30"E	83.79
C9	15.76	34.50	26.18	N48° 17' 04"W	15.63
C10	16.01	34.50	26.60	N74° 40' 19"W	15.87
C11	161.86	60.00	154.56	S10° 41' 17"E	117.06

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	22.86	34.50	37.97	N47° 36' 37"E	22.45
C13	22.86	34.50	37.97	N9° 38' 34"E	22.45
C14	161.86	60.00	154.56	S67° 56' 28"W	117.06
C15	16.01	34.50	26.60	S48° 04' 30"E	15.87
C16	15.71	10.00	90.00	N73° 37' 36"E	14.14

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	23.54	15.00	89.93	N16° 20' 20"W	21.20
C18	23.58	15.00	90.07	S73° 39' 40"W	21.23
C19	16.01	34.50	26.60	S15° 19' 41"W	15.87
C20	149.95	60.00	143.19	N73° 37' 36"E	113.86
C21	16.01	34.50	26.60	N48° 04' 30"W	15.87

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C22	15.71	10.00	90.00	S73° 37' 36"W	14.14
C23	15.71	10.00	90.00	S16° 22' 24"E	14.14
C24	47.54	175.00	15.56	S36° 28' 39"W	47.39
C25	115.44	425.00	15.56	S36° 28' 40"W	115.09

REVISED: 4/11/2025
SUBMITTED: 2/26/2025



9708 S. PADRE ISLAND DR., SUITE A-200 | CORPUS CHRISTI, TX 78419
361-245-9100 | YORKENG.COM | TEXAS ENGINEERING FIRM # 22063
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